

# Foxhall



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## Halliwell Road

Ipswich, IP4 5LS

Offers over £300,000





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East Ipswich, Ipswich, IP4 5LS

**Offers over £300,000**



## Front Garden

Off road parking for one car comfortably via a block paved driveway which leads also down to the side for smaller vehicles leading towards the garage with a mixture of trees and shrubs and partly enclosed via a low height brick wall.

## Entrance Porch

Double glazed uPVC door facing the front, double glazed window facing the side, tiled flooring, cladded ceiling and a door to the entrance hall.

## Entrance Hallway

Double glazed obscure windows and a door facing the front for access, tiled laminate flooring, access to the stairs, door to the lounge, under stairs cupboard and doors to the kitchen and dining room.

## Lounge

13'0" x 12'7" (3.98 x 3.85)

Five bay double glazed window facing the front, radiator, picture rails, wall lighting, laminate flooring, double sliding wooden internal doors into the dining room.

## Dining Room

11'3" x 13'0" (3.43 x 3.97)

Laminate flooring, radiator, double glazed sliding patio doors to the conservatory.

## Conservatory

8'9" x 7'3" (2.68 x 2.22)

Half brick / block and half uPVC constructed with double glazed windows to the side and rear with a large double glazed sliding patio door to the rear giving access to the rear garden, laminate tiled flooring.

## Kitchen

7'6" x 17'9" (2.31 x 5.42)

Double glazed window facing the side, double glazed window facing the rear, double glazed uPVC door facing the side, access to the cloakroom / W.C, spotlights, radiator, wall and base fitted units with cupboards and drawers, wall mounted Glow-worm Flexicom 30 boiler (installed in 2009 and regularly serviced), plumbing for a dishwasher, plumbing for a washing machine, space for a single oven with a cooker hood above, laminate flooring and space for a fridge freezer.

## Cloakroom / W.C.

Single glazed obscure window to the rear, wall mounted wash hand basin, low flush W.C, and cladded walls with laminate flooring.

## Landing

Double glazed window facing the side and doors to bedrooms one, two, three and the bathroom.

## Bedroom One

8'11" x 15'4" (2.74 x 4.69)

Five bay double glazed window facing the front, built in wardrobes, laminate flooring, radiator and high picture rails.

## Bedroom Two

11'5" x 12'10" (3.50 x 3.93)

Double glazed window facing the rear, radiator, high picture rails and laminate flooring.

## Bedroom Three

7'5" x 7'11" (2.28 x 2.43)

Double glazed window facing the front, laminate flooring and a radiator.

## Bathroom

7'6" x 9'3" (2.31 x 2.83)

Double glazed obscure window facing the rear, spotlights, tiled splashbacks, laminate flooring, low flush W.C. large vanity wash hand basin, access to the loft, stainless steel heated towel rail, panel bath with mixer taps and a shower attachment, step in shower cubicle with an electric shower over.

## Rear Garden

A large block paved patio, mostly laid to lawn with flowerbed borders, a mixture of trees and shrubs, an outside tap, access to the front via the driveway down the side of the property and also access to the garage.

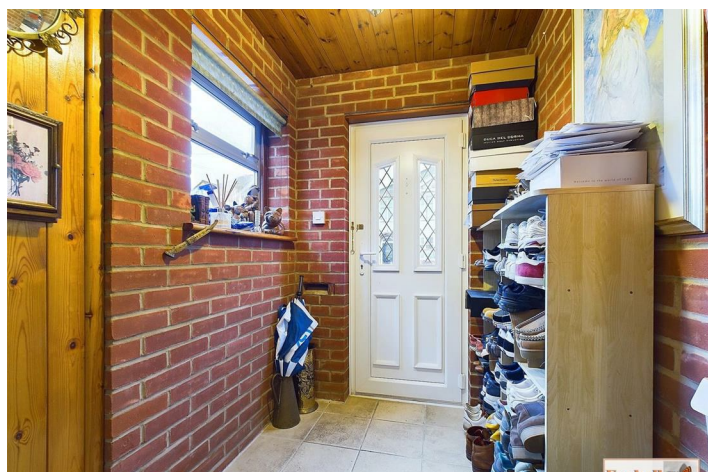
## Garage

Manual up and over door, door to the side and a single glazed window to the side, power and lighting.

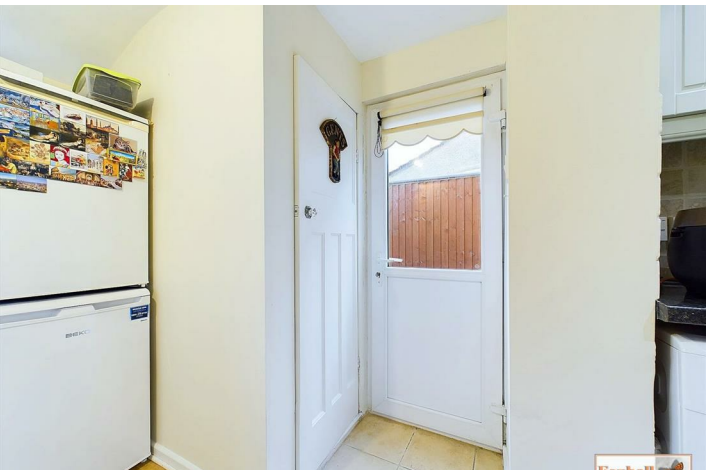
## Agents Note

Tenure - Freehold

Council Tax Band - C

















Road Map



Hybrid Map



Terrain Map



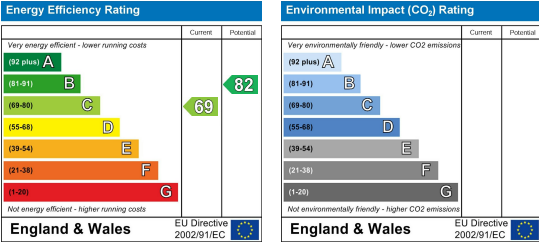
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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